018.0	0006	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,050,200	/	1,050,200
USE VALUE:	1,050,200	/	1,050,200
ASSESSED:	1,050,200	/	1,050,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCHE MICHAEL A
Owner 2:	ROCHE GHISLAINE COEN
Owner 3:	
Street 1:	61 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROCHE AGNES R -
Owner 2:	-
Street 1:	30 BAKER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Clapboard Exterior and 2288 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	535,700		514,500	1,050,200
Total Card	0.142	535,700		514,500	1,050,200
Total Parcel	0.142	535,700		514,500	1,050,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.00 /Parcel: 459.00

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	535,700	0	6,175.	514,500	1,050,200		Year end	12/23/2021
2021	101	FV	518,700	0	6,175.	514,500	1,033,200		Year End Roll	12/10/2020
2020	101	FV	518,700	0	6,175.	514,500	1,033,200	1,033,200	Year End Roll	12/18/2019
2019	101	FV	324,300	0	6,175.	665,800	990,100	990,100	Year End Roll	1/3/2019
2018	101	FV	323,100	0	6,175.	423,700	746,800	746,800	Year End Roll	12/20/2017
2017	101	FV	323,100	0	6,175.	387,400	710,500	710,500	Year End Roll	1/3/2017
2016	101	FV	323,100	0	6,175.	314,700	637,800	637,800	Year End	1/4/2016
2015	101	FV	309,700	0	6,175.	314,700	624,400	624,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 1551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCHE AGNES R	1248-123		2/20/2002	Family	51,666	No	No		
	500-105		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2005	91	Addition	150,000	C		G6	GR FY06	INT DEMO, 2NDFL &

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2017	MEAS&NOTICE	BS	Barbara S
5/5/2009	Measured	372	PATRIOT
8/23/2005	Inspected	BR	B Rossignol
6/14/2005	Permit Visit	BR	B Rossignol
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

USER DEFINED

Prior Id # 1:	13032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct	13032
GIS Ref	
GIS Ref	
Insp Date	11/01/17

!1551!

Entered Lot Size
Total Land:
Land Unit Type:

PRINT

Date	Time
12/29/21	20:10:10

LAST REV

Date	Time
08/19/19	12:32:52
danam	

Patriot Properties Inc.

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	514,461	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10891604
Const Adj.:	0.99989998
Adj $ / SQ:	144.145
Other Features:	78553
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561574
Depreciation:	25832
Depreciated Total:	535741

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

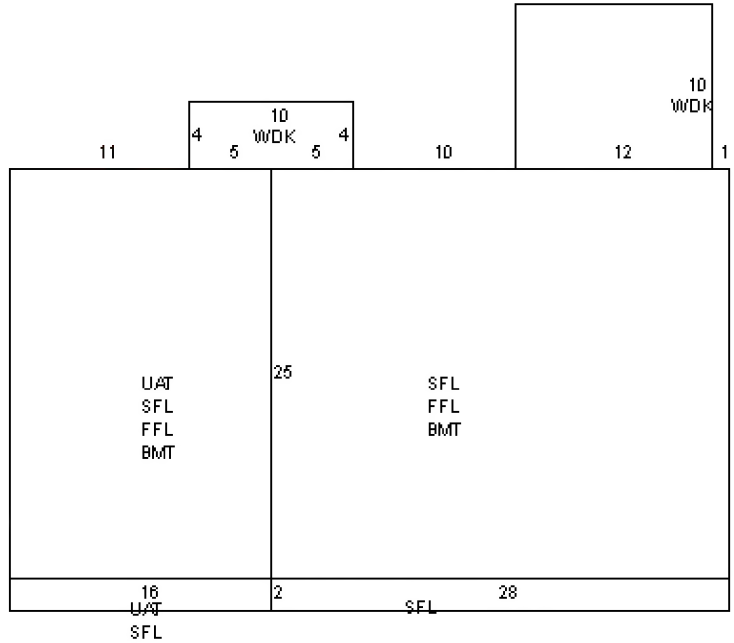
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.42
Special Features:	0	Val/Su Net:	146.53
Final Total:	535700	Val/Su SzAd	234.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,188	144.140	171,244
BMT	Basement	1,100	43.240	47,568
FFL	First Floor	1,100	144.140	158,559
WDK	Deck	160	12.250	1,960
UAT	Upper Attic	108	57.660	6,227
	Net Sketched Area:	3,656	Total:	385,558
Size Ad	2288	Gross Area	3980	FinArea 2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc